

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 80				
11	CLAY TILE 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
5	MKT AREA	02			
53.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	2019	1,044	104,885
FCP	240	25	2019	60	6,028
FSP	252	55	2020	139	13,964
FST	48	55	2019	26	2,612
PTO	16	5	2019	1	101
PTO	60	5	2019	3	301
TOTALS	1,660			1,273	127,890

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,273	110.1600	104.65	133,219	2019	2019	0	0	4.00	96.00
1 SINGLE FAM 100% - 2021 Heated Area: 1044 HX Base Yr 2021											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	127,890		
TOTAL MARKET OB/XF VALUE	3,315		
TOTAL LAND VALUE - MARKET	35,220		
TOTAL MARKET VALUE	166,425		
SOH/AGL Deduction	0		
ASSESSED VALUE	166,425		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	116,425		
TOTAL JUST VALUE	166,425		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	167,889		
PRMT CH, PU XFOB LN 5&6, CHGD FOP TO FSP			
DX			
ADD HX & PORT FOR 2021- ROOF, PENDING PHY FOR			
EMLD REQ TO ALACHUA CO FOR PORT-ROOF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000296	CARPORT-CO	0	03/24/2021
19000410	SFD-CO	0	04/03/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0986/0123	11/18/2015	WD	Q	V	01	32,000
GRANTOR: MOSELY STEPHANIE						
GRANTEE: ROOF JAYDE C & DIAN						
0938/0471	2/21/2014	WD	U	V	11	100
GRANTOR: MOSELY BECKY B						
GRANTEE: MOSELY BECKY B & MO						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	OPEN SHED	0 100	16	8	128.00	SF	4.00	4.00	100	1991	1991	3	20	102	
2	0620	WOOD UTL B	0 100	16	12	192.00	SF	6.00	6.00	100	1991	1991	3	20	230	
3	0940	OPEN SHED	0 100	16	8	128.00	SF	4.00	4.00	100	1991	1991	3	20	102	
4	0210	CONCRETE D	0 100	16	10	160.00	SF	6.00	6.00	100	2019	2019	3	85	816	
5	0080	4' CHAINLI	0 100	0	0	10.00	LF	13.00	13.00	100	2010	2010	3	43	56	
6	0055	PORTABLE C	0 100	30	24	720.00	SF	3.00	3.00	100	2021	2021	3	93	2,009	
TOTALS															3,315	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	5.87	AC		1.00	1.00	1.00	6,000.00	6,000.00	35,220							